

FOR SALE

42 Acres of Heavy Industrial in the Heart of Prince George



\$18,500,000.00

1650 River rd

Prince George, BC

Clint Dahl, PREC, REALTOR®
250.981.2070 | clint@clintdahl.ca

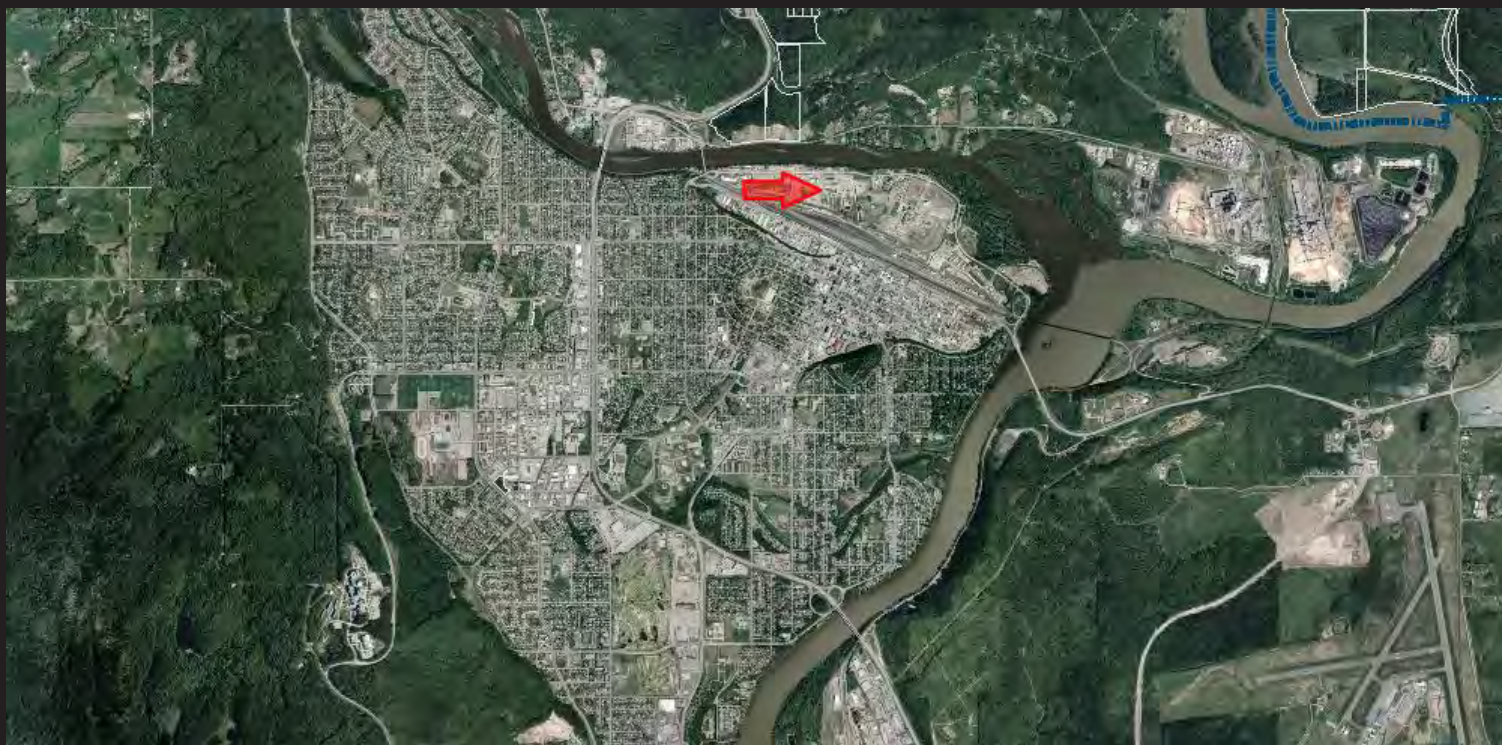
Royal LePage Aspire, Brokerage
1625 4th Ave, Prince George, BC
Independently Owned & Operated

PROPERTY OVERVIEW

\$18,500,000.00

Property Features

- M5 Heavy Industrial Zoning
- Ideally located, adjacent CN Rail and close to CN's Intermodal facility
- 42 Acres with an active Rail Spur
- 26,864 Updated warehouse, 6140 sq ft of Office space along the nechako
- river. A 56,766 sq ft Steel building ready to be updated to your needs.



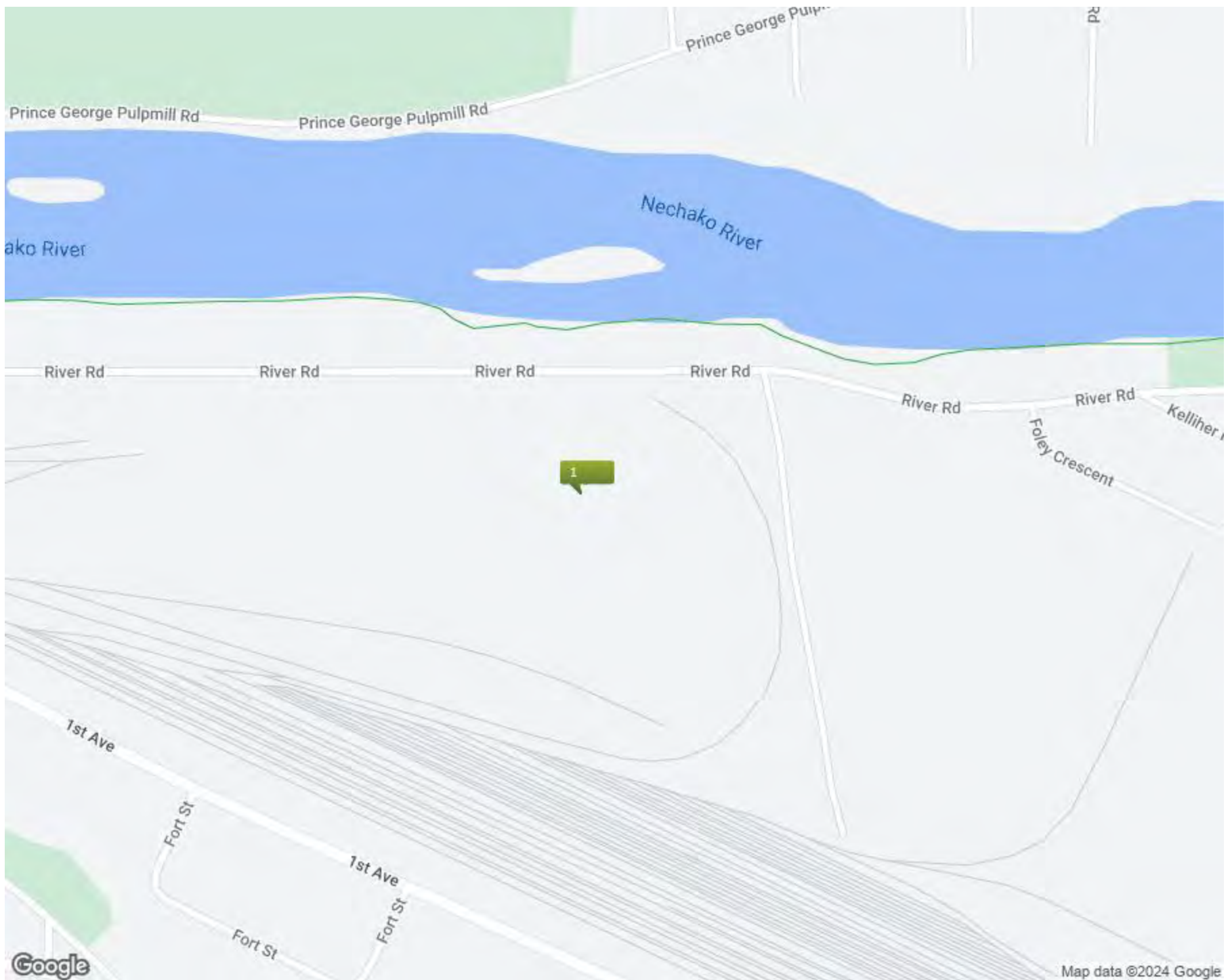
PROPERTY OVERVIEW

Current Rent

Customer	Amount	Taxes	Start Date	End Date	Deposit	Notes	Ref Code	Status
Current								
Kode Contracting	\$ 3,000.00	GST	2022-09-01	2025-08-31	\$ 1,000.00	Monthly Rent	RR- Kode	Bill monthly, deposit still held
Kode Contracting	\$4.00/Tonne	GST	As Required		\$ -	Gravel Sales	#BL-2020-001-Amd#1	Summary/Material sheets from Kode Scale info from Dorian
Northern Mat & Bridge	\$ 12,500.00	GST	2018-01-01	2024-12-31	\$ -	Original Lease - Monthly Rent	RR-UNIMAT	Bill Monthly
Northern Mat & Bridge	\$ 5,500.00	GST	2018-05-01	2024-12-31	\$ -	Additional Lease - Monthly Rent	RR-UNIMAT	Bill Monthly
Northern Mat & Bridge	Email		2018-01-01	2024-12-31	\$ -	Bill monthly for Hydro	RR-UNIMAT	Meter reading monthly from NM&B
PG Airsoft	\$ 300.00					approx. a month		
Interior Warehouse	\$ 22,000.00	GST	Annual Rent - Confirm with Harrison - Bill out in June Annually					JV to Accrue/Allocate Monthly
IQ Builders	\$ 12,000.00	GST	2023-01-07	2026-06-30	n/a	Annual Lease Bill out annually in July		JV to Allocate Monthly
Jepson Petroleum Ltd	\$ 2,000.00	GST	2024-01-02	2025-01-02	\$ 1,000.00	Monthly Rent		Bill monthly, deposit still held

PROPERTY PHOTOS





ACTIVE
C8061209

1650 RIVER ROAD
East End
PG City Central
V2L 5S8

For Sale
Industrial

Additional Property Types:
Industrial

Listing Map: 

For Sale Price: **\$18,500,000**
Leased/Sold Date:
Leased/Sold Price: /



Zoning: **M5** Gross Prop **\$64,788.99** Tax Yr: **2024** Sale **Asset**
P.I.D.#: **023-465-000** Building/Complex Name:

Just under 42 acres of Prime Industrial land located on River Rd. Property has an active rail spur, several tenants and Lots of room for expansion. The Old planer building is 57,834 sq ft that could be converted to whatever you needed. The old Finger Joint plant has 25,400 sq ft and has a tenant that would like to stay. Not often you can find a site in the heart of town thats located right on the main CN Rail East-West line.

MEASUREMENTS:

Subj. Space Sq.Ft: **83,234** Space Avail for Lse:
Subj. Space Width Whse/Indust.Sq.Ft:
Subj. Space Depth: Office Area Sq. Ft:
Land Size Sq. Ft. **1,825,164.00** Retail Area Sq. Ft:
Land Size Acres: **41.94** Mezzanine Sq. Ft:
Acres Freehold: Other Area Sq. Ft:
Acres Leasehold: Main Resid. Sq.Ft:
Subj Prop Width ft.: Min. Divisible Space:
Subj Prop Depth ft.: Max. Contig. Space:

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?:
Strata Fees/Month:
Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
First Nat.Res:
Occupancy: **Tenant**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:
Est. Additional Rent / SF:
Basic Rent per Month:
Est. Add. Rent per Month:
Basic Rent per Annum:
Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

of Buildings: **2** # of Docks
of Storeys: # of Grade Doors:
of Elevators: # of Loading Doors:
Parking Spaces: Clear Ceiling Ht (ft):
Year Built: **9999** Class of Space:
Building Type: **See Realtor Remarks**
Construction Type: **Steel Frame**
Potential to Redevelop? **No** Comments:
Environ. Assess.Done? **Yes** Comments:
OLDER REPORT DONE IN 2011

MULTI-FAMILY DETAILS:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts
of Other Units:
Total # of Units:
APOD Cap Rate

BUSINESS & AGRI-BUS. DETAILS:

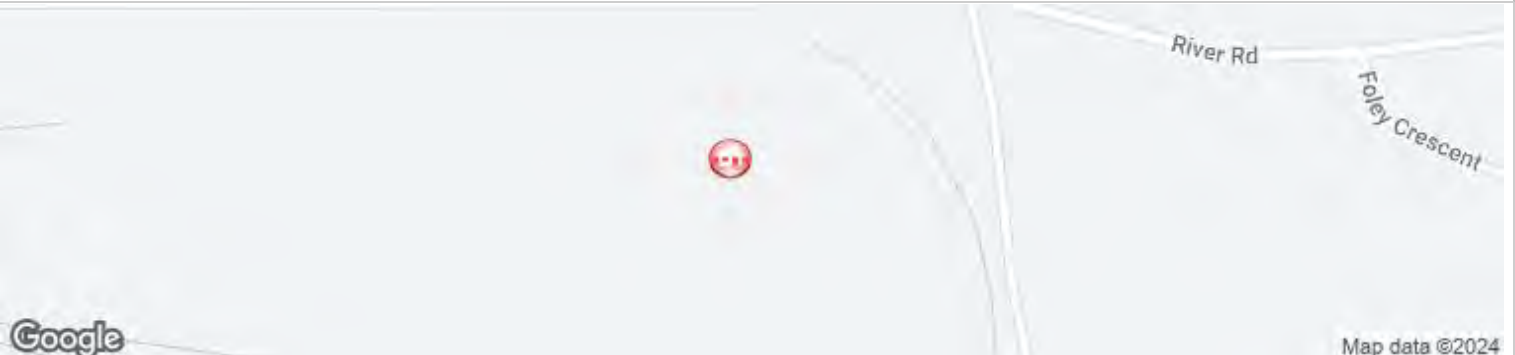
Major Business Type:
Minor Business Type:
Business Name (d.b.a.):
Bus. Oper. Since (yr):
Confidentiality Reqd:
Major Use Description:

LISTING FIRM(S):

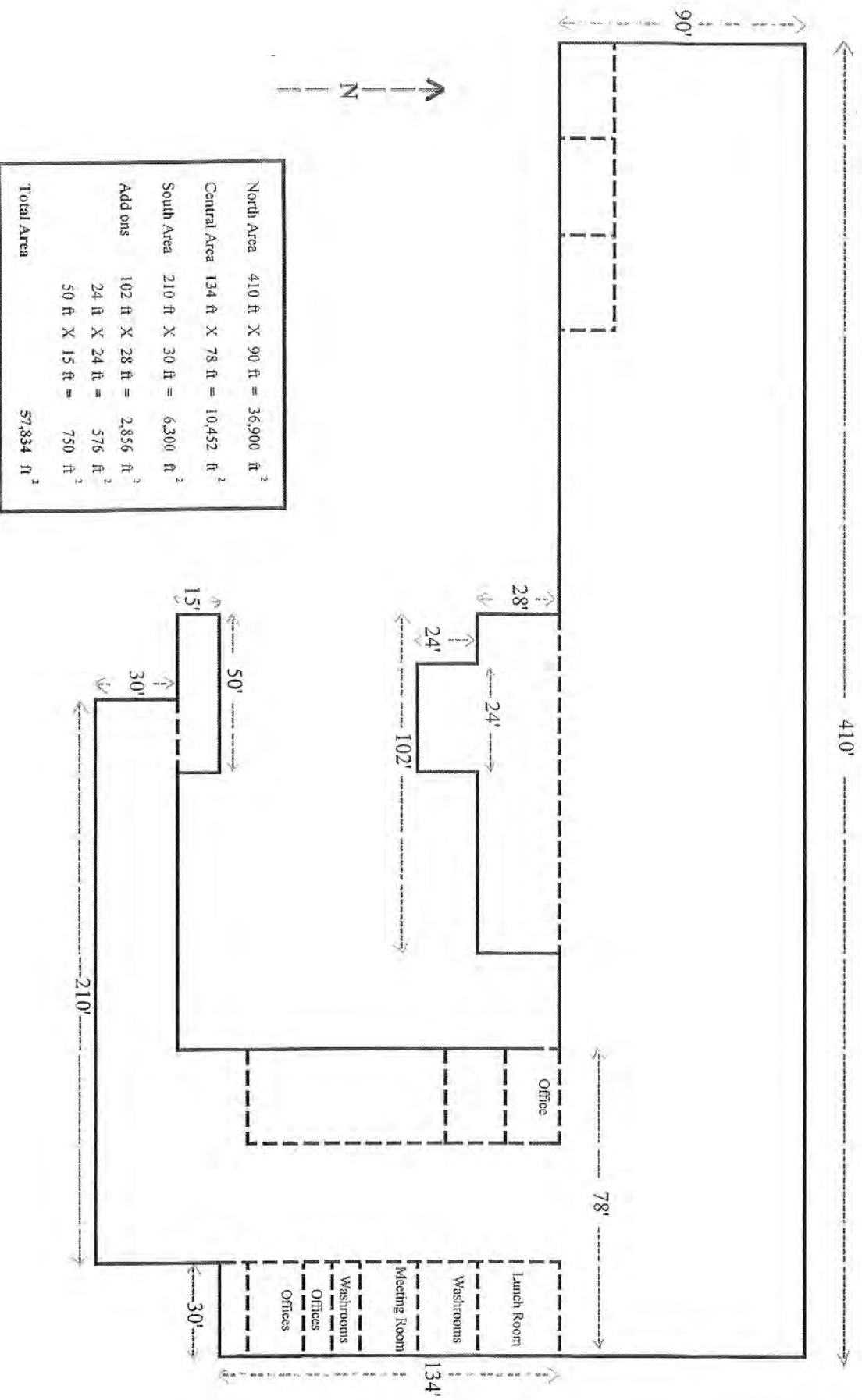
1 Royal LePage Aspire Realty
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PRESENTED BY:

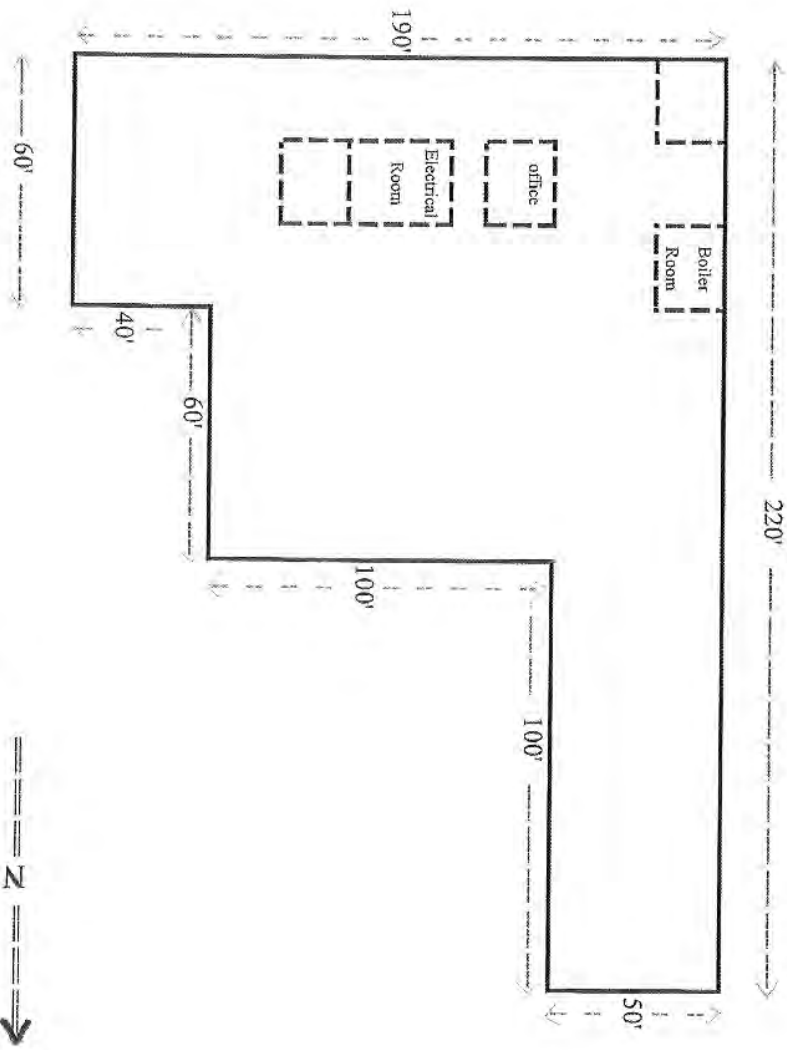
Clint Dahl - PREC - CONTC: 250-981-2070
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clint@clintdahl.ca
www.clintdahl.ca



Winton Global Planer Building



Winton Global Finger Joint Plant Building



== Z ==>

220 ft	X	50 ft	=	11,000 ft	2
120 ft	X	100 ft	=	12,000 ft	2
60 ft	X	40 ft	=	2,400 ft	1
Total				25,400 ft	5

12.5 M5: Heavy Industrial

M5

12.5.1 Purpose

The purpose of this zone is to provide for heavy industries and other uses that may have an impact beyond site boundaries.

12.5.2 Principal Uses

Bylaw 8330

- auction, major
- bulk fuel depot
- concrete & asphalt plant
- consulting, scientific & technical
- contractor service, major
- contractor service, minor
- equipment, major
- equipment, minor
- industry, heavy
- industry, light
- manufacturing, custom indoor
- outdoor storage
- railway
- recycling centre, intermediate
- recycling centre, major
- recycling centre, minor
- truck or rail terminal, major
- truck or rail terminal, minor

12.5.3

Principal Uses (Continued)

- utility, major
- utility, minor
- vehicle repair, major
- vehicle repair, minor
- vehicle sale, major
- warehousing & storage
- wrecking yard

12.5.4

Secondary Uses

- residential security/operator unit

12.5.5 Subdivision Regulations

1. The minimum lot width is 35.0 m.
2. The minimum lot area is 0.4 ha.

12.4.7 Development Regulations

1. The maximum site coverage is 75%.
2. The maximum height is 15.0 m.
3. The minimum front, side, and rear yards are 6.0 m.

12.5.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.
2. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.
3. The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3 m above the natural grade.

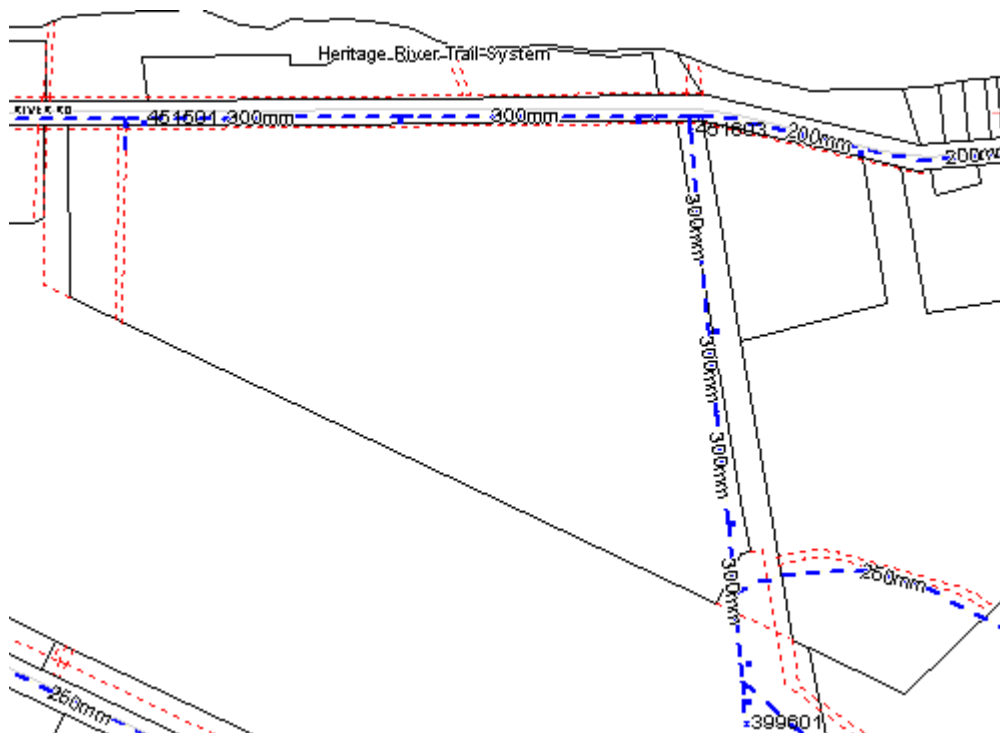
Bylaw
8119

Lot Servicing

1637 RIVER RD 1850 RIVER RD
Lot: 6, Plan: PGP40122, DL: 343 &DL662

PID: 023465000

SERVICE	SIZE	MATERIAL	INSTALLED DATE	LOCATION	DETAILS
WATER	100MM	UNKNOWN	01-Jul-1982	30M S SE CORNER BLDG	CASH RECEIPT NUMBER 363
WATER	200MM	AC	01-Jan-1978	SEE E3650	CASH RECEIPT NUMBER 0775
WATER	200MM	AC	01-Jan-1978	29.26M S NE PL - FROM EASEMENT - SEE E3650	CASH RECEIPT NUMBER 1371
WATER	150MM	AC	01-Jan-1974	2.74M W 16.45 M S SW CORNER BOILER ROOM - SEE E3650	CASH RECEIPT NUMBER 575
WATER	20MM	CU		3.96M S 3.50M E SE CORNER MTNCE SHOP	CONNECTION NUMBER 4435
WATER	150MM	UNKNOWN	15-Oct-1986	17' W SE CORNER HEATING PLANT - SEE E3650	
WATER	200MM	UNKNOWN	08-Sep-1972	5.79M W HYDRANT - SEE E3650	CASH RECEIPT NUMBER 207



Accuracy not guaranteed unless confirmed by site inspection and/or investigation.
 Connection location between main and property line only.



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Clint Dahl is a Prince George area expert, offering over 15 years of relevant, firsthand real estate experience. He is a dedicated Commercial Real Estate professional providing his long-standing clients with exceptional resources and a best-in-class experience in Central and Northern BC. His areas of expertise include Industrial, Commercial, Vacant Land, Land Developments, Multi-Family and Retail Space. He serves and maintains strong and lasting relationships with his clients ranging from top Fortune 500 companies to small and upcoming businesses.

His deep understanding of the market and opportunities provides his clients critical advisory expertise across all asset types, including valuation for investment analysis, due diligence for office, industrial, retail properties and land transactions, feasibility and market rental studies, opinions of value and portfolio management. He has negotiated numerous lease and sale transactions continually ranked as one of the top producers including ranking 3rd in BC for 2024 and 8th Nationally in 2024 out of over 22,000 agents in the Royal LePage network.

Prior to joining Royal LePage Commercial, Clint served as Chairman of the Board at Initiatives PG and was on the Board of Directors of the Prince George Chamber of Commerce, both dedicated to the economic development of the Prince George area. Clint has earned top honors as a Royal LePage professional for the past 5 years including a 10-year Service Excellence Award. He studied at the College of New Caledonia. Dedicated to continued learning, he is currently completing his Certified Commercial Investment Member (CCIM) designation. Clint lives in Prince George with his wife and their 4 children. On their leisure time, they can be found on horseback, taking part in Cattle Penning competitions (frequently called “cow chasing”).

What others say about him:

“He knows how to keep deals together when things start coming off the rails”

“Understands how to work with municipalities and governing bodies to push projects forward”

“I welcome his ability to be able to get creative and think outside the box when needed in putting deals together”

“I appreciate his straight forwardness. He has talked me out of a few deals that in hindsight, I am really glad he did”

CLINT DAHL

About Us

Leverage Royal LePage Commercial's incredible growth & market presence!

Royal LePage Commercial professionals meet criteria for knowledge, experience and performance, providing credible, quality representation you can rely on. They engender a culture of collaboration where knowledge, information and resources are developed and discreetly shared between large urban centres and smaller markets, coast-to-coast.

This partnership mentality is further extended to their respected industry associates, all with the goal of collaborating to meet unique client needs. Whatever your Commercial Real Estate need, Royal LePage Commercial delivers – wherever you are, or wherever you need to be!

Royal LePage: A brand that stands for high-quality service.

For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

MOMENTUM AND GROWTH



+20,000

REALTORS®
coast to coast

INCREDIBLE REACH



royallepage.ca

60

MILLION
annual visits/year*

STRONG HERITAGE



110

YEARS
of success in
Canadian real estate

THE VOICE OF CANADIAN REAL ESTATE

#1
+7.6

BILLION
media impressions†

We are the
MOST QUOTED
real estate brand!

A CULTURE OF GIVING BACK



\$41

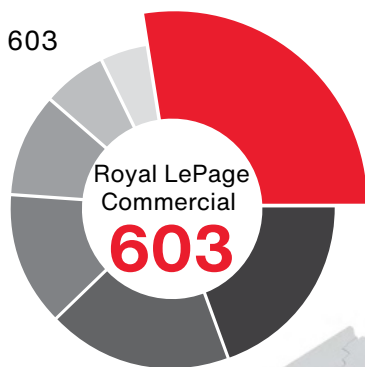
MILLION
raised for the
Royal LePage
Shelter Foundation‡

ROYAL LEPAGE COMMERCIAL

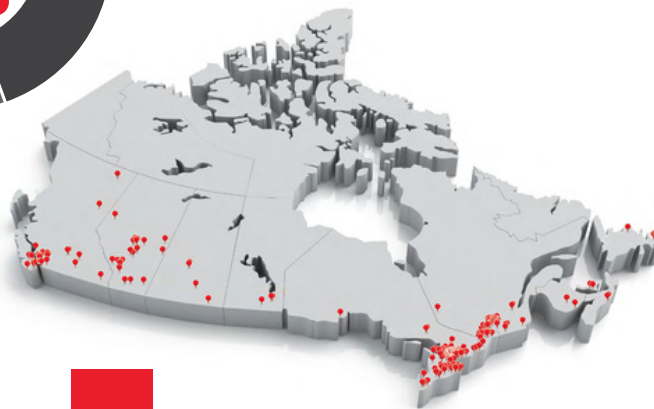
The Royal LePage Commercial Advantage

- LePage Commercial REALTORS® understand the commercial real estate landscape, have access to a national professional referral network, and provide their clients with sound, expert advice. They are committed to delivering the results you need.
- The largest and fastest growing commercial brokerage in Canada with over 500 REALTORS®
- Commercial analytics, marketing & communications and collaboration.
- Expertise in commercial sales, leasing, sale of business, industrial, agricultural, land development, multi-family and specialty use.

Number of brokers*



170 locations across Canada



Growth percentage†

